

Renovation of State Office Buildings

Since June 1993, the Legislature has authorized the Authority to proceed with various renovations of office buildings in Trenton. These projects, which are in varied phases of completion, are:

Department of State - Cultural Campus Renovations (Phase 1) Project Cost: \$15,789,790

The objective of this project is to renovate the former Education Building located at 225 West State Street in Trenton. The project was originally delayed by several bid protests. Upon resolution, the project was awarded for construction in June 1997. Demolition and renovation of the building's mechanical systems were completed in 1998. The Department of State moved into the building in late summer 1999. Punchlist work and contract close-out activities continued in 2000 and a final Certificate of Occupancy was issued in September 2001.

Status at December 31, 2002

A Notice to Cure was sent to the contractor to correct deficiencies outlined in the State's claim regarding the contractor's work. The contractor's response is being reviewed by DPMC, the NJBA and representatives of Attorney General's Office.

Labor Building Renovations Project Cost: \$23,506,827

The Labor Building renovations are two-fold. The objective of the first project, which was approved in June 1993, is to renovate the remaining floors of the Labor Building which includes the basement - 4th floor. The renovations encompass a variety of tasks including those related to interior finishes, furnishings, HVAC,



Labor Building, continued

plumbing, electrical, fire suppression, alarm systems, elevators, security system, telecommunications, ADA and barrier free accessibility improvements.

Status at December 31, 2002

The basement, first floor and second floor were completed in prior years and the fourth floor was completed early in 2001.

The design documents for the third floor asbestos abatement were advertised for bid early in 2001. Asbestos abatement was completed in early Summer 2001. Minor floor plan modifications are being made as requested by the client and to satisfy code egress requirements and will be presented to the client in January 2003.

Exterior Panel Replacement

The objective of the Exterior Panel Replacement project is to remove the existing marble facade panels and replace them with new granite panels. This project was closed-out in January 2000. Final punchlist items and contract closeout was also completed in the spring 2000 for the ADA upgrades project to the entire building.

This project is complete.



Taxation Building Renovations
Project Cost: \$6,513,297

The objective of the project was to renovate the Taxation Building located at 50 Barrack Street in Trenton. The renovations included upgrading the building's air handler units, energy management system and fire and life-safety systems, and improving building access to meet the American's with Disabilities Act requirements.

The project was completed and closed out in 1998.



***Department of Transportation,
Engineering & Operations Building
Improvements***
Project Cost: \$8,625,000

The objectives of this project are to upgrade all the existing HVAC systems and communications cabling in the Transportation E&O Building. The HVAC improvements will provide improved air flow and temperature control for the building occupants and result in the building meeting recent construction code requirements for HVAC systems. The communications cabling project will upgrade the communications cabling throughout the E & O Building to meet industry standards for voice and data systems.



Status at December 31, 2002

The dry system fire pump relocation for the new masonry airshafts is ongoing. Final re-inspection for plumbing and fire will be scheduled upon completion and testing of the system. Closeout packages for the CMF and telecommunications/data have been received and are being processed.



Richard J. Hughes Justice Complex Renovations

Project Cost: \$21,000,000

The objective of this project is to ensure that the integrity of the life safety, HVAC, electrical, structural and all operational components of the facility are maintained. The primary projects planned for the facility include: replacement of the Atrium glass and other interior glazed doors, structural enhancements in the "Court Jewel Area," repairs to the concrete and structural system in the first floor and indoor garage area, improvements to the wire management system in the building, replacement of the roof and miscellaneous improvements and upgrades to the building systems, structures and finishes.

Status at December 31, 2002

A planning charette was held in Summer 2000 with the building occupants to develop an order of priority for the proposed improvements and repairs. The result of the charette determined that the Atrium glass replacement was the top priority, followed by the replacement of the roofing system and parking garage renovations and repairs. All three projects were awarded for design in 2001. The revised Atrium design and changes to the security system are currently under review. Upon approval, the project will be advertised for bid. Advertisement for the parking garage renovations and repairs is scheduled for mid-January 2003. A Scope of Work is being developed for carpet replacement and preliminary inspections are being conducted to determine painting requirements. Repairs to the staging areas for damages incurred during the roofing operations is ongoing.



New Jersey State Museum
Project Cost: \$14,100,000

The objective of this project is to address the aging infrastructure of the New Jersey State Museum located in Trenton, to protect the health and safety of the State Museum's constituency and to secure its collections. The project includes enhancements to the HVAC, electrical and air conditioning systems, and renovation of the windows, walls, ceiling and roof.

Status at December 31, 2002

This project will commence in early 2003.

